

HUTT CITY COUNCIL

PROPOSED DISTRICT PLAN CHANGE 56: ENABLING INTENSIFICATION IN RESIDENTIAL AND COMMERCIAL AREAS

MINUTE 4 OF THE INDEPENDENT HEARING PANEL

1. The Hearing Panel for Proposed District Plan Change 56 undertook site visits on Wednesday, 3 May 2023.
2. The site visits consisted of general visits to some Lower Hutt suburbs impacted by the proposed plan change as well as visits to specific sites and locations, often in response to requests from submitters, both during and prior to the hearing. We viewed these areas by car and stopped at many of the locations for a walk and viewing on public footpaths.
3. This minute is a record of the locations of those site visits.
4. The sites visited are outlined in the following table.

Table 1. Hearing Panel site visits for Proposed District Plan Change 56.

Petone, including:

- The Petone Commercial Activity Area,
- The following heritage areas currently identified in the District Plan:
 - Jackson Street (HA-04), including the Stellin Building,
 - Riddlers Crescent (HA-06), and
 - Patrick Street (HA-02),
- The Hutt Road Railway Heritage Area, including Hutt Road, Nelson Street and Richmond Street,
- The proposed Petone Foreshore Heritage Area (HA-08), including:
 - Queen Street, Buick Street, Bolton Street (included in the proposed plan change),
 - Bay Street and Beach Street (potential additions raised through submissions).
- The proposed Hardham Crescent Heritage Area (HA-01),
- The proposed Petone State Flats Heritage Area at Adelaide Street/Schofield Street (HA-09),
- The recent residential development on Jackson Street, opposite the former Unilever site, and
- The former site of the Imperial Tobacco Factory.

Alicetown, including:

- Kiwi Street, Moa Street and Tui Street.

Korokoro, including:

- The proposed High Density Residential Activity Area for London Road/Rakeiora Grove.

Eastern Bays, including:

- Marine Drive to Eastbourne,
- The current Special Residential Activity Area in Lowry Bay, and
- The Eastbourne suburban commercial centre and proposed High Density Residential Activity Area.

Moera, including:

- The Moera suburban commercial centre and proposed High Density Residential Activity Area
- Randwick Road and Elizabeth Street, and
- The proposed Moera Railway Heritage Area (HA-07).

Wainuiomata, including:

- The Wainuiomata suburban commercial centre and proposed High Density Residential Activity Area,
- The proposed Wainuiomata Terracrete Houses Heritage Area (HA-11),
- Wainuiomata Road and Fitzherbert Road, and
- The current Hill Residential Activity Area at Antrim Crescent.

Waiwhetū/Waterloo/Epuni/Fairfield, including:

- Cambridge Terrace,
- The proposed High Density Residential Activity Areas around train stations, and
- The recent residential development at Hampton Court, Fairfield.

Wingate/Naenae/Taitā/Pomare

- Cambridge Terrace,
- The proposed High Density Residential Activity Areas around train stations,
- Hillary Court, Naenae,
- Sladden Street, Naenae,
- High Street, and
- Farmer Crescent.

Stokes Valley, including:

- The entrance to Stokes Valley (within the proposed Flood Hazard Overlay),
- The Stokes Valley suburban commercial centre and proposed High Density Residential Activity Area,
- George Street and Stokes Valley Road, and
- The Silverstream Retreat site, viewed from Kingsley Street.

Manor Park, including:

- Manor Park Road, Golf Road and The Square.

Belmont, including:

- Natusch Road.

Avalon/Boulcott, including:

- The Avalon suburban commercial centre and proposed High Density Residential Activity Area, and
- The current Special Residential Activity Area in Boulcott.

Hutt Central/Woburn, including:

- The current Special Residential Activity Area in Woburn,
- The Central Commercial Activity Area, and
- Bristol Square.

DATED Monday, 15 May 2023



Stephen Daysh

Chair - Independent Hearings Panel

For and on behalf of:

Commissioner Elizabeth Burge

Commissioner David McMahon